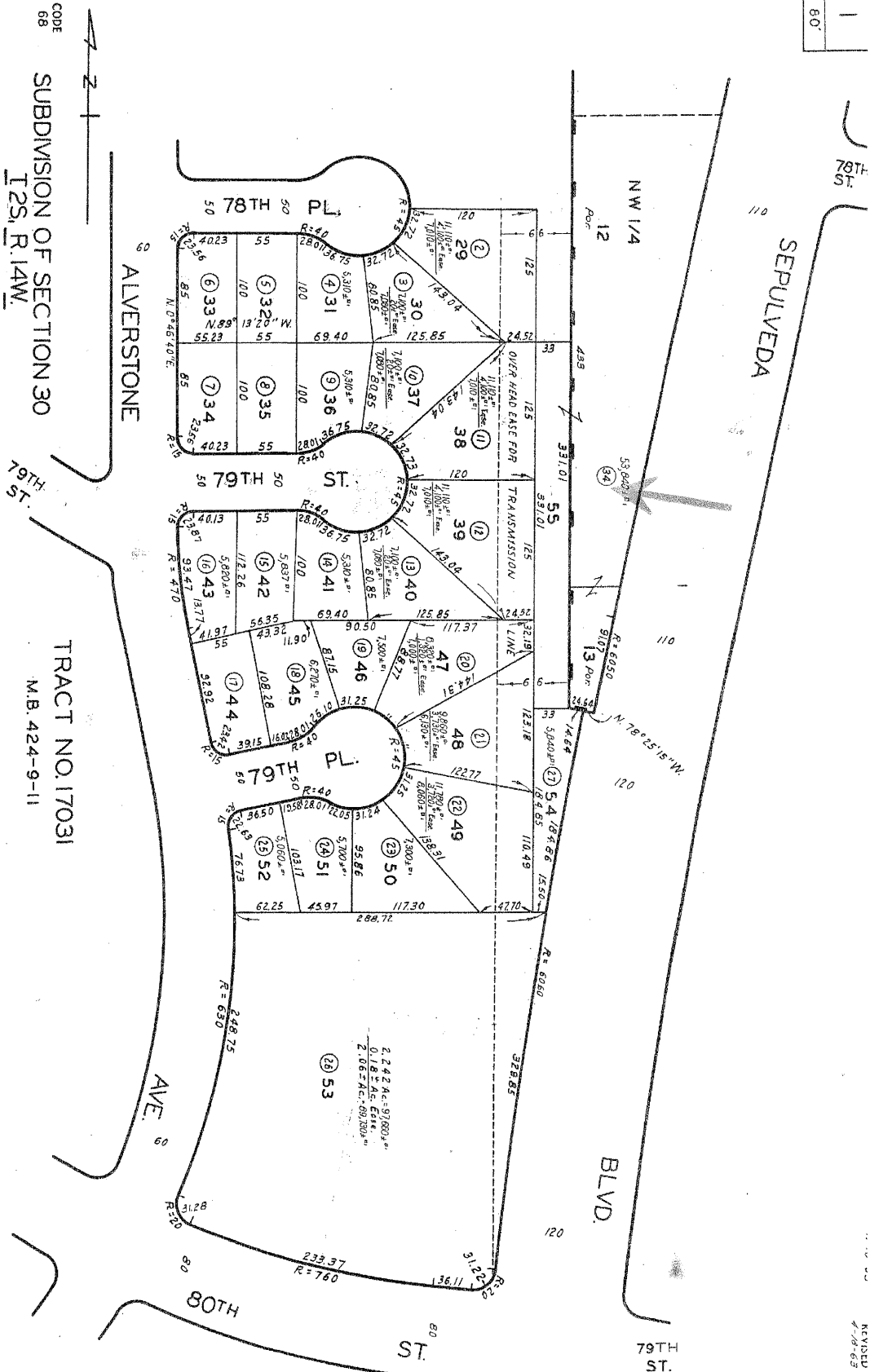


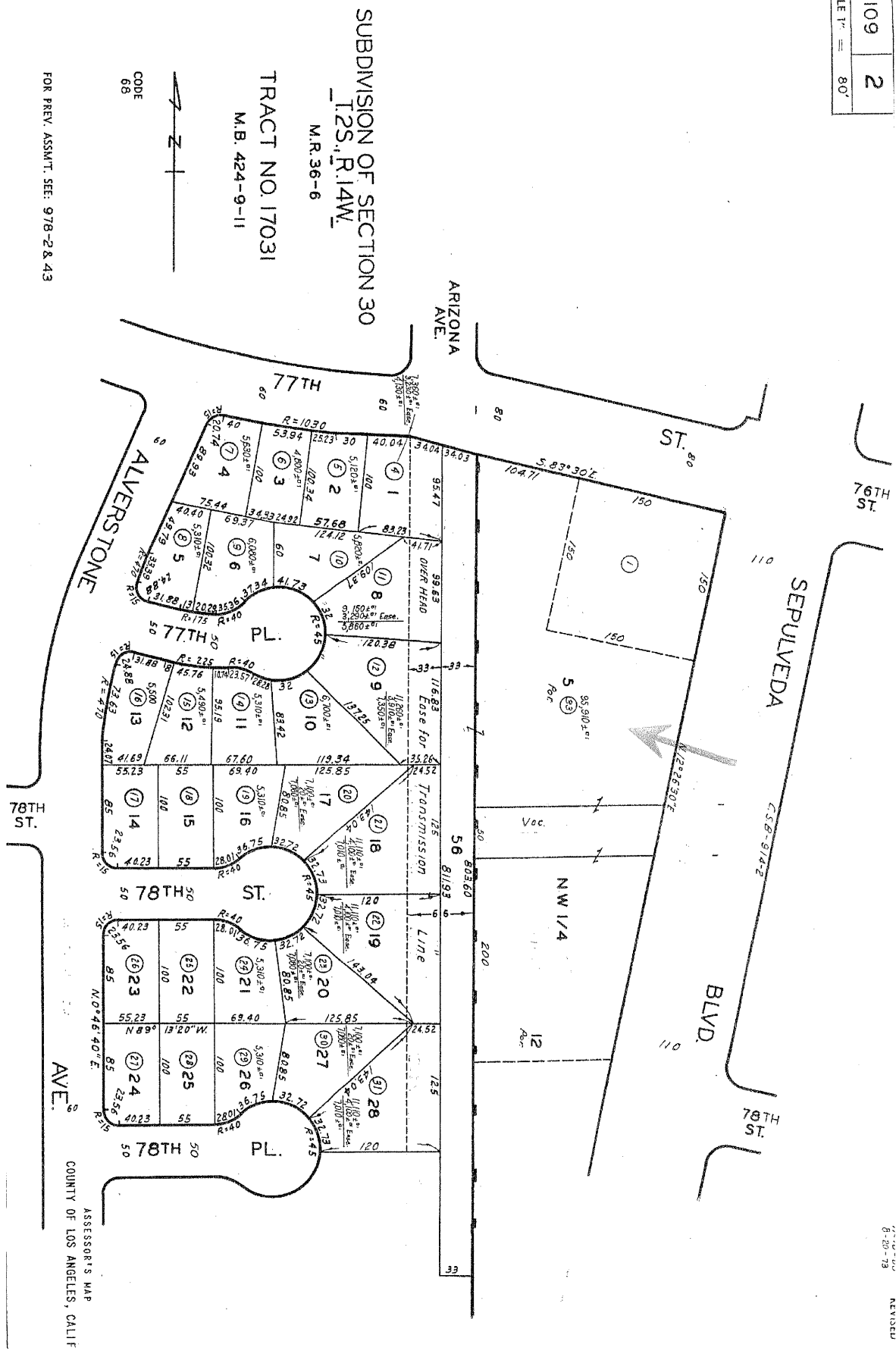
4109 1
SCALE 1" = 60'



CODE 68
SUBDIVISION OF SECTION 30
T2S, R.14W,
M.R.36-6
TRACT NO. 17031
M.B. 424-9-11
FOR PREV. ASSMT., SEE: 978-2, 43 & 44

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

4109	2
SCALE 1" =	80'



KNOW ALL MEN BY THESE PRESENTS: That DONALD B. AYRES and MARY ALICE AYRES, his wife, for and in consideration of the sum of Ten Dollars (\$10.00) to them in hand paid and of other good and valuable consideration, the receipt and adequacy whereof are hereby acknowledged, do hereby grant to WESTCHESTER LUTHERAN CHURCH, INC., a corporation, all of that certain real property lying and situate in the City of Los Angeles, County of Los Angeles, State of California, more particularly described as follows: Those portions of Lots 5, 12 and 13 of the Northwest Quarter of the Subdivision of Section 30, Township 2 South, Range 14 West, S.B.R. and M., as per map recorded in Book 36, Page 6 of Miscellaneous Records, in the office of the County Recorder of said County, and a portion of that certain 50 foot street vacated by the Los Angeles County Board of Supervisors on February 2, 1914, as per Road Book 14 Page 365, Records of said County, described as follows: Beginning at a point in the Easterly line of Arizona Avenue (66 feet wide) as shown on said map as an unnamed street, distant thereon North 0° 46' 40" East 139.71 feet from the intersection of said Easterly line of Arizona Avenue with the Westerly line of Sepulveda Boulevard (100 feet wide; as described in deed to the City of Los Angeles, recorded in Book 14325 Page 77, Official Records of said County; thence North 0° 46' 40" East along the said Easterly line of said Arizona Avenue 1112.53 feet to the beginning of a tangent curve, concave to the Southeast, having a radius of 20 feet; thence Northerly and easterly along said tangent curve 33.41 feet; thence South 63° 30' 00" East 210.42 feet, more or less, to the beginning of a tangent curve, concave to the Southwest, having a radius of 20 feet, being also tangent at its Southeasterly terminus of said curve with the Westerly line of said Sepulveda Boulevard, thence Easterly and Southerly along said last mentioned tangent curve 33.49 feet to a point in the Westerly line of said Sepulveda Boulevard; thence South 12° 26' 36" West along the said Westerly line of Sepulveda Boulevard, 1023.24 feet to the beginning of a tangent curve, concave to the East and having a radius of 6050.00 feet; thence Southerly along said tangent curve, 21.07 feet; thence No. 78° 25' 15" W., 24.64 feet to the point of beginning.

SUBJECT TO city and county taxes for the fiscal year 1944-1945 and to easements, conditions, restrictions, reservations, covenants, ways and rights of record.

By acceptance of this deed, the grantee hereunder covenants and agrees for itself, its successors and assigns, with and expressly for the benefit of the grantors and their executors, administrators, personal representatives, successors and assigns, and with and expressly for the benefit of the several and successive owners of any portion of the real property lying and situate between Arizona Avenue and Sepulveda Boulevard north of the north line of Section 30, Township 2 South, Range 14 West, their several and successive executors, administrators, personal representatives, successors and assigns, to be bound by and comply with, and that the property hereby conveyed shall be bound by restrictions, conditions, reservations and easements which are as follows, to-wit:

1. The real property conveyed hereby shall be used solely and exclusively for the erection and maintenance thereon of residential and church structures of a permanent nature, provided, however, that the grantee, for a period of four (4) years from and after the date hereof or for a period of six (6) months from and after the date of the removal of restrictions limiting the use of building materials in the construction of churches in the area in which said real property is located, whichever of said periods shall be the longer in point of time, shall be allowed and permitted to erect and maintain a temporary church structure on the property conveyed hereby.

2. No part of any building or structure erected or placed on the property conveyed hereby shall be located nearer than ten (10) feet to the Sepulveda Boulevard property line of said real property, and no building or structure shall be erected, placed or altered on any portion of the real property conveyed hereby until the building plans and specifications and plot plan, showing the location of such building, have been approved in writing by the grantors as to conformity and harmony of external design with existing buildings or structures in the near vicinity and as to location of the building or structure with respect to topography and finished ground elevation.

3. No trailer, tent, shack, garage, barn or other out building erected on any part of the real property covered hereby shall at any time be used as a residence temporarily or permanently, and no structure of a temporary character, other than a church building erected and maintained under and pursuant to the terms and provisions of paragraph 1 hereinbefore contained, shall be placed or located on said real property or any part

thereof.

4. All of the easterly ten (10) feet of the real property conveyed hereby shall be used exclusively for the planting of trees and shrubs and no portion of said easterly ten (10) feet of said property shall be used or employed for the purpose of ingress or egress of vehicular traffic except for purposes of cultivation and care of trees and ground coverage. The grantee and the several and successive owners of any portion of the real property conveyed hereby shall, upon the expiration of the period during which a temporary church building may be maintained on said real property, immediately plant and thereafter maintain and care for on the easterly ten (10) feet of the real property conveyed hereby, at its or their own cost and expense, trees, shrubs and ground coverage in accordance with plans submitted to and approved in writing by the grantors and it is agreed that should the grantee and any successors or assigns fail to conform to this covenant then the grantors hereby reserve the right to enter upon the real property and plant, care for and maintain said trees, shrubs and ground coverage in a healthy, neat and orderly manner, in accordance with this covenant, and the cost and expense thereof shall become due and payable from the grantee, its successors or assigns, to the grantors within five (5) days after written demand therefor.

5. The grantee and its successors and assigns owning any portion of the real property conveyed hereby located along the northerly line thereof shall rotably, on the basis of ownership of said real property located along said northerly line, pay to the grantors, their executors, administrators, personal representatives, successors and assigns, one half of the costs and expenses of the installation of a public street, including gutters, curbs and sidewalks, meeting the requirements of any governmental body having jurisdiction over the installation thereof along and parallel to the northerly line of the property conveyed hereby.

6. Except as to those conditions contained herein and expressly limited to a shorter period, all of the restrictions, conditions, reservations and easements contained herein shall in all respects terminate and end, and be of no further effect, either legal or equitable, after January 1, 1970.

7. The restrictions, conditions, reservations and easements contained in this deed may at any time be changed, added to or modified or cancelled entirely by an instrument in writing executed by the grantors and the grantee, or their respective executors, administrators, personal representatives, successors and assigns and filed in the office of the County Recorder of the County of Los Angeles, and no consent of any person, firm or corporation other than the grantors and the grantee, or their respective executors, administrators, personal representatives, successors and assigns, shall be required in order to effect any such change.

8. A breach of any of the restrictions, conditions, reservations and easements herein contained shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to the real property conveyed hereby or any part or portion thereof, but said restrictions, conditions, reservations and easements shall be binding upon and effective against any owner of said real property or any part or portion thereof whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

9. A breach of any of the restrictions, conditions, reservations and easements contained herein shall cause the real property involved therein to revert to the grantors hereunder, their executors, administrators, personal representatives, successors and assigns, each of whom, respectively, shall have the right of immediate reentry upon said real property, and to the owner or owners of any portion of the property lying and situate between Arizona Avenue and Sepulveda Boulevard and located north of the northerly line of Section 30, Township 2 South, Range 14 East, the foregoing restrictions, conditions, reservations and easements shall operate as covenants running with the land, and the breach of any thereof or the continuation of any such breach may be enjoined, abated or remedied by proper proceedings by the grantors hereunder, their executors, administrators, personal representatives, successors and assigns, or by any of the owners of any portion of said property lying and situate between Arizona Avenue and Sepulveda Boulevard, their executors, administrators, personal representatives, successors or assigns, but not by any other person.

Dated this 18th day of September, 1944.

Donald B. Ayres (DONALD B. AYRES)

Mary Alice Ayres (MARY ALICE AYRES)

STATE OF CALIFORNIA, COUNTY OF LOS ANGELES)SS. On this 20th day of September, 1944, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DONALD B. AYRES and MARY ALICE AYRES, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(Seal)

Clara J. Tallifson, Notary Public in and for

the County of Los Angeles, State of California. My Commission Expires October 15, 1947.

#476 Copy of original recorded at request of TITLE INSURANCE & TRUST CO., Oct 3 1944, 9 A.M., Copyist #103 Compared, Name B. Beatty, County Recorder, \$2.50-20-P.

B-

S. Cady (339)

Deputy

Quitclaim Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

A/E I. R. S. *has*

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
 DONALD B. AYRES and MARY ALICE AYRES, husband and wife, and
 MARTIN L. HOUSEMAN and HAZEL M. HOUSEMAN, husband and wife,
 hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

WESTCHESTER LUTHERAN CHURCH, a California corporation,

the following described real property in the state of California, county of Los Angeles, City of
 Los Angeles:

That portion of Lot 5 in the northwest quarter of the Subdivision
 of Section 30, Township 2 South, Range 14 West, as per map recorded
 in Book 36, Page 6 of Miscellaneous Records of said County, bounded
 on the west by the easterly line of Arizona Avenue 66 feet wide,
 shown as an unnamed street on said map; bounded on the south by the
 south line of said Lot 5; bounded on the east by the westerly line
 of Sepulveda Boulevard, 100 feet wide, as described in deed to City
 of Los Angeles, recorded in Book 14325, Page 77, Official Records;
 and bounded on the north by the southerly line of Seventy-seventh
 Street, 80 feet wide, as said street is shown on map of Tract No.
 17031, Book 424, Pages 9, 10, and 11 of Maps.

SUBJECT to conditions and restrictions contained in the deed from
 Donald B. Ayres and Mary Alice Ayres to the Westchester Lutheran
 Church, Inc., recorded in Book 21360, Page 35 of Official Records
 of the County Recorder of Los Angeles County, California.

Dated October 11th, 1954

Donald B. Ayres
 Donald B. Ayres

Mary Alice Ayres
 Mary Alice Ayres

Martin L. Houseman
 Martin L. Houseman

Hazel M. Houseman
 Hazel M. Houseman

STATE OF CALIFORNIA
 COUNTY OF

LOS ANGELES

On October 11th, 1954
 before me, the undersigned, a Notary Public in
 and for said County and State, personally appeared

Donald B. Ayres, Mary Alice
 Ayres, Martin L. Houseman
 and Hazel M. Houseman,

known to me to be the persons whose names are
 subscribed to the within instrument and acknowledged that
 they executed the same.

WITNESS my hand and official seal.

[Signature]
 Notary Public in and for said County and State
 My Commission Expires August 21, 1957

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT No. 429
 RECORDED AT REQUEST OF
 TITLE INSURANCE & TRUST CO.

NOV 1 1954 AT 8 A. M.

BOOK 15983 PAGE 325

IN OFFICIAL RECORDS
 County of Los Angeles, California

Fee \$ 1.70
 MAME B. BEATTY, County Recorder

By *[Signature]* Deputy

Adm. L. R. S. # 111

FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

RECEIVED BY THE DIRECTOR, FBI, 10/1/68, receipt of which is hereby acknowledged.

and MARY ALICE AYRES, husband and

• 000 • 6 8 90 • 48 • 1741 NIM •

SEARCH, INC., a corporation,

City of Los Angeles, County of Los Angeles

Tract No. 17031, as per map recorded in Book
of Maps, in the Office of the County Recorder
my.

made and accepted by the Grantee, subject to

that Jones and reservations contained
Donald Ayres and Mary Alice Ayres to
Lutheran Church, Inc., a corporation,
on 12-14-1944, recorded October 3, 1944, in
the 1944 Official Records of Los Angeles
by this reference thereto are incorporated
in part hereof for all purposes as fully
set forth at length; for the particulars
see also the aforesaid Deed, record-
ed page 35 of Official Records.

Donald B. Ayres

Wm. J. & Co. Kyro

SPACE BELOW FOR RECORDER'S USE ONLY

RECORDED AT RECEIVED
Westchester Lutheran Church
FEB 27 1962

15 12 11

292 14 38 38

OFFICIAL RECORDS
County of Los Angeles, California
JAN 1 1968
NAME: B. BEATTY, County Recorder

MADE B. SCATTY, County Recorder

2/27/52 2902 NO 28903

DEED

WESTCHESTER LUTHERAN
CHURCH, INC, A/C

DONALD B. AYRES
MARY ALICE AYRES, M/M

VAL CONSID NO IRS
Q/C

LTS 55 & 56 OF TR 17031, CY & CO LA 424/9 MPS

C R R CONTAINED IN DO REC 10/3/44 BK 21360/35 OR, INCORP
BY REF THERETOIN DO FR REC

ACK BEF: MILRED D. TETMAN, NP CO OF LA

2/4/52
EXEC OK

2ND PTY, SEPULVEDA & 78TH ST LA, 45, CALIF

ABS CAM



